


Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
494-3333

J. Robert Haines
Zoning Commissioner

September 21, 1988

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Varying Variance
CASE NUMBER: 88-101-A
Southern Corner of the Intersection Branswood & Tolson Avenues
(8815 Branswood Avenue)
12th Election District - 7th Councilmanic
District(s): Milton J. Berkowski, et ux
HEARING SCHEDULED: MONDAY, OCTOBER 26, 1988 at 2:00 p.m.

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. and a sideyard setback of 5 ft. and a side street setback of 10 ft. in lieu of the required 10 ft. and 25 ft., respectively.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Mr. & Mrs. Berkowski
File



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townes, Annapland 21294
494-3323

J. Robert Halton
Zoning Commissioner

August 3, 1988

Donna F. Rasmussen
County Executive

Wilton Borkowski
6815 Brentwood Avenue
Baltimore, MD 21222

RE: Variance Petition
Information Responsibility Form
For Item #44

Dear Mr. Borkowski:

Due to the fact that the information on the enclosed plat was prepared by Baltimore County for submission in your Zoning Variance Petition, it is requested that you check the information on the plat for accuracy and sign the highlighted block stating that the information provided is on your own responsibility.

The signed plat should be mailed to the above stated Zoning Office address and will then become a part of your petition. This is necessary as the Zoning Office normally would require that all plat information be provided by the Petitioner.

Should you need further assistance, please contact me at 494-3191.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

John L. Lewis
By: John L. Lewis
Planning & Zoning Associate II

JLL:scj

RECEIVED
AUG 15 1988
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner

TO: _____ Date: _____ October 24, 1988

Pat Keller, Deputy Director
FROM: Office of Planning and Zoning

Milton J. Sarkowski
SUBJECT: Zoning Petition No. 89-161-A

RECEIVED ZONING OFFICE
DATE: 10/27/88

The applicant is requesting a variance to allow a lot width of 50 feet in lieu of the required 55 feet. The reduction in lot width will enable the applicant of the subject property to subdivide and develop the applicant's parcel. Additional variances to be requested are for the proposed structure lot to be developed are being requested. In reference to this request, staff provides the following information:

- The 25 foot corner yard setback was designed to achieve several objectives. Site distance along roadways, building orientation regarding the maintenance of pedestrian access are all important functions of street frontages. When a single-family home has a side yard adjacent to a public street. Presently the private space (rear yard) of the homeowner is reinforced through the construction of fences or dense planting material. The encroachment of fencing upon the roadway results in a physical, visual barrier being incorporated into the streetscape.
- The reduced side yard on corner lots also introduces the possibility of future accessory structures being located closer to the side street therefore it is recommended that the applicant be required to maintain the side yard and reduce any vehicular access from the front of the lot and 2) reducing any side yard is applied along the entire length of the lot.

Based upon the information provided and analysis conducted, staff recommends approval of the applicant's request subject to the following:

- some notation on the recorded plan should be provided to stipulate that no fencing will be constructed closer than 10 feet to the property line along the side yard for which the variance was requested and
- the variances granted will only apply to the principal structure and only along the portion of the structure as constructed and the variance will not apply to any substantial deviation.

PK/sf